



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN PLANNING COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**MARCH 18, 2003
6:30 PM**

Planning Commissioners

Keith Nesbitt, Chairman
Jodie Hale
Wayne Manning
Annabell McCord
Beryl Smith

City Staff

Wilfred Wong, Community Development Director
Reg Murray, Associate Planner
James Michaels, Assistant Planner
Janet Ferro, Administrative Assistant

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

January 21, 2003
February 18, 2003

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. **Historic Design Review – 1212 High Street (Unity Church of Auburn) – File HDR 03-1.** The applicant requests approval of two wall signs.
- B. **Historic Design Review – 984 Lincoln Way (Big O Tires) – File HDR 03-2.** The applicant requests approval of façade improvements for the existing Big O Tires shop at 984 Lincoln Way.
- C. **Historic Design Review – 851 High Street (Tom's Sierra Gas Station) – File HDR 03-3.** The applicant requests approval to operate extraction equipment as part of an on-going groundwater monitoring program for the existing gas station.
- D. **Civic Design Amendment and Use Permit Amendment – 401 Grass Valley Highway (Union 76 Station) – File CD Amend 98-3(A); UP Amend 98-6(A).** The

applicant requests approval of amendments to the existing Civic Design and Use Permit for a groundwater remediation system at the Union 76 Station at 401 Grass Valley Highway.

- E. General Plan Amendment, Rezone, Tentative Subdivision Map, and Use Permit – 935 Auburn Folsom Road (Grayhorse Tentative Subdivision Map) – File GPA 03-1; RE 03-1; SUB 03-1; and UP 03-1.** The applicant requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Use Permit for the Grayhorse subdivision proposed on Auburn Folsom Road south of Maidu Drive. The tentative subdivision map will subdivide a seventeen (17) acre parcel into fifty (50) single-family residential lots ranging in size from ±6,359-12,185 square feet. The General Plan Amendment and Rezone requests will change the zoning and land use from commercial to residential, and the Use Permit will establish residential planned development standards for the subdivision. *THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF APRIL 1, 2003.*

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A.** City Council Meetings
- B.** Future Planning Commission Meetings
- C.** Reports
 - i. Conditions of Approval

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

IX. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.